

## **DEVELOPER/PLANNING CHECK LIST**

### **Local Approvals**

*Does the project meet with all of the local approvals, conditions, and zoning requirements?*

1. What is the current zoning of the property? Any zoning changes (conditional use permit) needed for the project to move forward?
2. Does the project meet fire and police protection standards? What changes are needed to bring the project into conformity?
3. Does the project meet with local wetland, shoreline, erosion control, and buffer requirements?
4. How will the project or facility fit into the local community's effective solid waste recycling program?
5. If wastewater is discharged to the local municipal treatment plant, can the community accept and handle the flow and treat the effluent?
6. Any health and safety risks associated with the project?
7. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis? (e.g., traffic, construction, operations, etc.) Will these affect any local noise ordinances?
8. What type of light or glare will the proposed project produce? When will the light have the greatest impact?
9. What impact will the project have on the surrounding neighbors? Describe the types of kinds of existing facilities within a 1/2 mile radius of the project.
10. What impact will the project have on local streets and roads in the area? Describe any changes in traffic patterns, increased traffic to the area, traffic noises, etc.
11. Does the project need new roads, rail, airport services, and other infrastructure improvements such as storm drains, retention ponds, water supply, and storage? Can the local community handle all of these special needs of the project?
12. What designated or informal recreational opportunities are in the immediate vicinity? Would the project displace any existing recreational uses.

### **Environmental Approvals**

*Does the project meet with the federal and state environmental regulations? What is the likelihood that these permits can be obtained without significant objections from the local residents and environmental groups?*

#### **Air**

1. What types of emissions to the air would result from the project (e.g., industry source, dust, odors, smoke, etc. from sources like: on- or off-road diesels, generators, cement or asphalt plants) during construction and when the project is completed? If any emissions, describe and determine the quantities based on "maximum theoretical emissions" (MTE).
2. Are the MTE of air pollutants from the project sufficient to require a construction permit prior to beginning any construction activities?
3. If the project needs an air pollution construction permit and is located in a "nonattainment" area in Wisconsin, does the project have the necessary emissions credits needed to off-set the source's air emissions?

4. Does the source emit more than ten tons of any of the 188 federal hazardous air pollutants? If so, is the project designed to meet a Maximum Achievable Control Technology (MACT) Standard, if applicable?
5. Will the road construction or other development project need an environmental assessment and possibly an environmental impact statement?
6. Will the air emission source need an environmental assessment and possibly an environmental impact statement?

Water

1. Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, and wetlands)?
2. Are there any irrigation or drainage ditches on or near the site?
3. Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters?
4. Will any work be needed to fill or dredge materials placed in or removed from surface water or wetland?
5. Will the proposed project require surface water withdrawals or water diversions?
6. Does the project lie within a 100-year flood plain?
7. Does the project involve any discharges of wastewater to surface waters or to the ground? If so, does it meet the pretreatment requirements of the state and pretreatment requirements of the local municipality if the discharge is going to the municipal treatment plant?
8. Is the project over five acres in size or fall within the SIC in the areas of transportation, plastics manufacturing, metal coatings, food processing, and lumber products?
9. Could any waste materials enter ground or surface waters associated with the site?
10. If the location is near one of the four wild and scenic rivers in Wisconsin, has the National Park Service commented upon the project?

Solid/Hazardous Waste

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste that could occur as a result of this project?
2. Does this project process solid or hazardous waste?
3. Does this proposal transport solid or hazardous materials? Have the proper licenses been applied for and approved?
4. Does this site have storage tanks, underground or above ground? If so, what is and was stored in these tanks?
5. Is this site located on or near a landfill?

Endangered Species -- Plants and Animals

1. What kinds of vegetation are found on the site?
2. What kinds of vegetation will be removed from the site?

3. Was the Wisconsin Natural Heritage Inventory Program contacted as to possible sightings or habitats on the project that may contain state and federal endangered species?
4. Is the site part of a migration route?
5. Does the project need state and federal opinion (U.S. Fish and Wildlife) or approval regarding impact to wildlife and endangered species?

**Historical/Archeological Surveys/Approvals**

1. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?
2. Did the State Historic Preservation Officer (SHPO) identify any historic buildings or archeological sites which would be affected by the project?
3. If historic buildings and archeological sites are present on the site, was documentation obtained from the SHPO as to their eligibility for the National Register of Historic Places?
4. If the SHPO agreed that the project would have an adverse effect, was there documentation of the Section 106 consultation process with the Advisory Council on Historic Preservation?

**Transportation Impacts**

1. Is the project located in the state's non-attainment region in terms of air quality standards?
2. If the project is located in the non-attainment region of the state, will the project employ more than 100 workers?
3. Will the project require new roads, highways, and special access points to get to the site?
4. What impact will any new roads and highways have on the vicinity of the project?
5. Will the project use water, rail, or air transportation?
6. How many vehicular trips per day would be generated by the completed project and what will be the impact to the local transportation system?

**Farmland Preservation**

1. Does the project involve conversion of existing farm land? If so, was the Department of Agriculture's Preservation Program contacted?
2. Does the project contain "prime," "unique," or "important" farmland as designated by the U.S. Department of Agriculture?
3. If the land is located on any above classifications of farmland and, did the U.S. Department of Agriculture review the project.